



Brownfields Assessment Pilots

City of Waco, TX

BACKGROUND

EPA has selected the City of Waco for a Brownfields Assessment Pilot. Waco (population 113,726) is located in central Texas, approximately 96 miles south of Dallas. The city will focus its brownfields redevelopment project along the eastern side of the Brazos River Corridor, which includes the downtown business district. The corridor and the downtown central business district are naturally divided by the Brazos River. Historically, the Brazos River Corridor has been home to cattle-industry businesses, iron and brass foundries and machine shops, paper processing plants, and furniture manufacturers. In recent years, many of these industries moved from the area to the outskirts of the city. While redevelopment of the west side of the corridor has been largely successful, many commercial and industrial properties along the eastern side of the river remain abandoned or are in disrepair, and concerns about environmental contamination have hampered redevelopment efforts.

The Pilot targets potential brownfield sites in the Waco Brownfields Redevelopment Zone on the economically depressed east side of the Brazos River Corridor, within a federally designated Enterprise Community/Empowerment Zone (EC/EZ). The area is an environmental justice area that has not shared in the growth and prosperity that has come to the downtown area on the west side of the river. East Waco has a 54.6 percent minority population, and more than 50 percent of its residents live below the poverty line. Although there has been some revitalization of the area, including construction of a hotel on a former landfill site, redevelopment efforts at many sites have been slowed or stalled because of concerns about suspected environmental problems.

OBJECTIVES

Waco's objective is to foster a new and expanding downtown business district on both sides of the Brazos River that will attract a mix of commercial and residential

PILOT SNAPSHOT



City of Waco, Texas

Date of Announcement:
May 2002

Amount: \$200,000

Profile: The Pilot targets potential brownfields sites in the Waco Brownfields Redevelopment Zone on the economically depressed east side of the Brazos River Corridor, an environmental justice community within a federal EC/EZ.

Contacts:

City of Waco - Water Utility
Department
(254) 750-8001

Regional Brownfields Team
U.S. EPA Region 6
(214) 665-6736

Visit the EPA Region 6 Brownfields web site at:

<http://www.epa.gov/earth1r6/6sf/bfpages/sfbfhome.htm>

For further information, including specific Pilot contacts, additional Pilot information, brownfields news and events, and publications and links, visit the EPA Brownfields web site at:

www.epa.gov/brownfields

redevelopment and improve the living conditions of residents. The Pilot will build on an existing inventory of vacant, underused, and abandoned sites by creating a database of sites prioritized based upon their potential for redevelopment and environmental concerns, and will conduct Phase I and Phase II environmental site assessments on sites with the highest potential for redevelopment.

ACTIVITIES AND ACCOMPLISHMENTS

Activities planned as part of this Pilot include:

- Identifying and prioritizing sites based on redevelopment potential and environmental concerns;
- Conducting six to ten Phase I environmental site assessments; and
- Conducting four to six Phase II environmental site assessments based on the results of Phase I investigations.

The cooperative agreement for this Pilot has not yet been negotiated; therefore, activities described in this fact sheet are subject to change.